

**EXHIBIT A:**  
**Notices of Eviction and Marshal's Legal**  
**Possession**

NYSCFD 800-NO-11  
CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF BRONX  
TRIBUNAL CIVIL DE LA CIUDAD DE NEW YORK  
CONDADO DE BRONX

RECEIVED NYSCFD 02/25/2025  
Index No. LIT 308077/24A  
BZE

Marshal's Docket No. 142815 RESIDENTIAL

JONATHAN CORNELL

against

DOMINICK F. WHITE  
143 ADMIRAL LANE  
Apt# 321 Floor -  
BRONX NY 10473

Petitioner  
Landlord

Respondent  
Tenant

Respondent  
Undertenant



CITY MARSHAL  
Justin Grossman #28  
378 93<sup>rd</sup> Street, Suite 1R  
Brooklyn, NY 11209  
Tel: (718) 998-1852

## NOTICE OF EVICTION - 14 DAYS

To the above named tenant(s) and undertenant(s):

The Court has issued a warrant of eviction. If you do not vacate the location listed above within **FOURTEEN DAYS** after the date of this notice, **YOU MAY BE EVICTED, WITHOUT FURTHER NOTICE ON THE FOLLOWING BUSINESS DAY** or on any business day after. "Business Days" are Monday through Friday except legal holidays.

### HOW CAN I STOP THIS EVICTION?

- The **ONLY** way you can stop this eviction is with a Court order prior to eviction that (1) temporarily stays your eviction, or (2) vacates a warrant for the non-payment of rent, after a deposit or payment with the Court of the full rent due.
- You may apply for such an order at the Civil Court, Landlord-Tenant part, in your borough. Contact information for the Courts is available at the link below.
- If granted, a temporary stay will stop this eviction until the stay expires or is vacated by the Court.

### HOW CAN I BE EVICTED?

- If you do nothing in response to this notice, you may be evicted without further notice.
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### HOW CAN I GET HELP?

- New York City provides free legal services for tenants facing eviction. Call 718-557-1379 for information about how to access free legal assistance. Free interpretation services are available.
- If you are dependent upon a person in the military service of the United States, let the clerk of the Court know immediately in order to protect your rights. Contact information for the Clerk is available at the link below.
- The Department of Social Services may be able to help you with back payments or other assistance. Call 718-557-1399 or 311 for information. Free interpretation services are available.

Date of Notice/Fechada el† Monday, February 24, 2025

Earliest Eviction Date/

Fecha del primer desalojo/ **03/11/25**

**More Information / Más información en**  
**nyc.gov/doi/evictions (212) 709-7900**

驅逐通知 - 更多信息

Уведомление о выселении: дополнительная информация

উচ্ছেদের সমন - আরও তথ্যের জন্য

إشعار إخلاء - مزيد من المعلومات

الإخلاء كائنوش - مزيد معلومات

驅逐通知 - 更多資訊

Avi Konsenan Degèpisman: plis enfòmasyon

퇴거 통지 - 자세한 정보

Avis d'expulsion: plus d'informations

Powładowienie o eksmisji: dodatkowe informacje

† The date of this notice shall be on or after the date the notice is served on respondent.

† La presente notificación esta fechada a partir del día de entrega al demandado.

NYSCRIP DOC NO 15  
CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF BRONX  
TRIBUNAL CIVIL DE LA CIUDAD DE NEW YORK  
CONDADO DE BRONX

RECEIVED NYSCRIP 02/25/2025  
INDEXED 308077/24B  
BZE

Marshal's Docket No. 143450 RESIDENTIAL

JONATHAN CORNELL

against

BRITTNEY M. WATKINS  
143 ADMIRAL LANE  
Apt# 321 Floor -  
BRONX NY 10473

Petitioner  
Landlord

Respondent  
Tenant

Respondent  
Undertenant



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INDEX NO. LT 308077-24/BX  
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Marshal's Docket No. 143450 RESIDENTIAL

JONATHAN CORNELL

against

JOHN DOE  
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Apt# 321 Floor -  
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Petitioner  
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Landlord

Respondent  
Tenant

Respondent  
Undertenant



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إشعار إخلاء - مزيد من المعلومات

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# MARSHAL'S LEGAL POSSESSION

Marshal's Docket# 143450

Civil Court of the City Of New York  
County of BRONX

Index No. 308077/24B

JONATHAN CORNELL

*Petitioner  
Landlord*

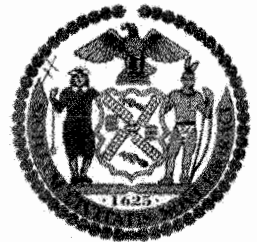
*against*

BRITTNEY M. WATKINS JOHN DOE  
JANE DOE et al.  
Apt# 321  
143 ADMIRAL LANE  
BRONX NY 10473

*Respondent Tenant*

*Respondent Undertenant*

*Name of Tenant and/or undertenant being fictitious and unknown, person  
intended, occupying*



CITY MARSHAL

**THE LANDLORD HAS LEGAL POSSESSION OF THESE PREMISES.**

**FOR INFORMATION, CONTACT THE LANDLORD OR AGENT  
IMMEDIATELY.**

**Justin Grossman  
Marshal, City Of New York  
Badge #28**

378 93<sup>rd</sup> Street, Suite 1R  
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(718) 998-1852

Date: 03/27/25

*Anyone who defaces this legal notice or causes same to be defaced is guilty of a misdemeanor and will  
be punished to the full extent of the law.*

# **MARSHAL'S LEGAL POSSESSION**

Marshal's Docket# 142815

Civil Court of the City Of New York  
County of BRONX

Index No. 308077/24A

JONATHAN CORNELL

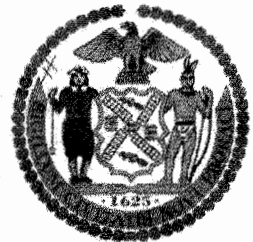
*Petitioner  
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DOMINICK F. WHITE  
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BRONX NY 10473

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CITY MARSHAL

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